



ECOLOGICAL ADVICE SERVICE

TO: Mary Smith
FROM: Helen Forster
DATE: 22 October 2024
SUBJECT: Chatham Waterfront MC/24/1891

The following is provided by Kent County Council's Ecological Advice Service (KCC EAS) for Local Planning Authorities. It is independent, professional advice and is not a comment/position on the application from the county council. It is intended to advise the relevant planning officer(s) on the potential ecological impacts of the planning application and if sufficient/appropriate ecological information has been provided.

Any additional information, queries or comments on this advice that the applicant or other interested parties may have must be directed in every instance to the planning officer, who will seek input from the EAS where appropriate and necessary.

Condition 3 states; *Within three months of this decision full details of both hard and soft landscape works, any artefacts to be located within the public space and a timetable for implementation shall be submitted to the Local Planning Authority for its written approval. These details shall include: 1) Proposed finished levels of contours, (including slab levels); means of enclosure (should be consistent with boundary treatment proposals); car parking layouts; existing areas of retained planting; other vehicle and pedestrian access and circulation areas (including vehicle swept path details); hard surfacing materials; minor artefacts and structures (e.g. external furniture, play equipment; refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic features and proposals for restoration where relevant. 2) Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with grass and plant establishment, aftercare and maintenance); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; tree pit details including species, size, root treatment and means of support; implementation programme. 3) Details of lighting design, location and specification including spillage and intensity. 4) Detailed design for sustainable drainage systems.*

Condition 5 states: *The landscape management plan shall be implemented in accordance with the details approved under reference MC/23/2059 on 20 September 2023 unless otherwise agreed in writing by the Local Planning Authority*

The following comments are valid for both condition 3 and 5.

The comments are largely based on the submitted Landscape General Arrangement Plan. It has detailed that wildflower meadows, flowering lawn, native species hedgerows and native species will be incorporated in to the shrub and climber planting. Therefore if managed as intended these areas could benefit biodiversity.

We recommend that fertilizer is not used on the wildflower meadows or flowering lawns as species within these grassland do prefer soils with low nutrients.

We highlight that the habitat creation must be implemented as soon as it is practically possible. We understand that some of the open space will be used as car parking/construction compound during the works but once those have been removed measures must be implemented to create the habitat. We presume that once the construction compound has been removed construction will have finished but we recommend that the site is not passed on to the site managers until the habitats have been established.

We are satisfied that the conditions can be discharged.

Condition 15 states: *Within three months of this decision details of how the development will enhance biodiversity shall be submitted to the Local Planning Authority for its written approval. These shall include reference to the recommendations outlined in section 4.2.2 of the Extended Phase 1 Habitat Survey dated March 2016 as already submitted with the planning application and a timetable for implementation. The approved details shall be implemented in accordance with the approved details and thereafter retained.*

The report referred to in the condition has recommended the use of native species planting and the installation of swift boxes.

As discussed above native species have been incorporated in to the site.

The additional information has confirmed that swift boxes will be installed on each block. We recommend that at least 3-5 boxes are installed on each building.

In addition 5 insect hotels/loggeries will be installed within the site.

We are satisfied that the condition can be discharged.

If you have any queries regarding our comments, please do not hesitate to get in touch.

Helen Forster MCIEEM
Biodiversity Officer

This response was submitted following consideration of the following documents:

- Landscape General Arrangement Plan; RAAMP; May 2024

- Landscape Management Plan; RAAMP; July 2024
- 2 No. Colonial Swift Box; RAMMP; July 2024